

DATE: AUGUST 19, 2014

PROJECT NO: 218-2659

SENT VIA: EMAIL

County of Grey
595 9th Ave East
Owen Sound, ON N4K 3E3

Attention: Randy Scherzer, Director of Planning & Development

**RE: CROZIER TRAFFIC IMPACT STUDY
SITE PLAN REVISION AND UNIT COUNT CHANGE
BLUE TRAILS RETIREMENT COMMUNITY, TOWN OF COLLINGWOOD**

Dear Randy,

This letter is with regards to the updated site plan for the Blue Trails Subdivision in Collingwood, Ontario. The most updated site plan, dated February 21st, 2013 contains 23 units less than the site plan used to complete the Traffic Impact Study in support of the previous planning applications (Crozier, July 2012).

Trip generation calculations were undertaken for the new site plan to determine the traffic effects of the changes to the site plan. Table 1 and 2 display the trips generated from the previous site plan and the updated site plan, respectively.

**Table 1- July 2012 Site Plan
Site Generated Residential Trips**

Use	Units	Roadway Peak Hour	Number of Trips		
			Inbound	Outbound	Total
Single Family Lots Category 210 (Chaisson Lands)	8	Weekday A.M.	2	4	6
		Weekday P.M.	5	3	8
Semis/ Townhouses Category 230	212	Weekday A.M.	16	77	93
		Weekday P.M.	74	36	110
Model Home Townhouses Category 230	5	Weekday A.M.	0	2	2
		Weekday P.M.	2	1	3
Total Residential Trips	225	Weekday A.M.	18	83	101
		Weekday P.M.	81	40	121

**Table 2- February 2013 Site Plan
Site Generated Residential Trips**

Use	Units	Roadway Peak Hour	Number of Trips		
			Inbound	Outbound	Total
Single Family Lots Category 210 (Chaisson Lands)	8	Weekday A.M.	2	4	6
		Weekday P.M.	5	3	8
Semis/ Townhouses Category 230	194	Weekday A.M.	14	71	85
		Weekday P.M.	68	33	101
Total Residential Trips	202	Weekday A.M.	16	75	91
		Weekday P.M.	73	36	109

The net decrease in forecasted trips resulting from the change from 225 units (previous site plan) to 202 units (updated site plan) was 10 trips (2 entering and 8 exiting) in the a.m. peak period, and 12 trips (8 entering and 4 exiting) in the p.m. peak period. This change in trip generation will not materially alter the conclusions of the Traffic Impact Study submitted by Crozier & Associates dated July 2012. Thus, an update to the Traffic Impact study is not required as all conclusions in the previous study remain valid.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned. Thank you.

Yours truly,

C.F. CROZIER & ASSOCIATES INC.


Alexander Fleming MBA, P.Eng
Transportation Manager